



cityoflonetree.com | 303.708.1180
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: I-25 between MP 192.9 to 192.6

State Parcel ID Number(s): See Final CDOT ROW Plans

Legal Description:

Proposed Project Name: Skyridge at Lone Tree Mobility Hub

Summary of the Proposed Project:

This CDOT project will construct a northbound and southbound transit slip ramp, parallel and adjacent to the I-25 mainline, for use by Bustang. The Bustang ramps will tie into the existing Lincoln/I-25 interchange ramps to the north with a pedestrian structure joining the two hubs. Work includes roadway/ramp improvements, pedestrian structure, associated ramps and stairs, retaining walls, drainage, traffic signing and striping, roadway lighting, bus platform/sidewalk

APPLICANT INFORMATION

Name: Nyssa Beach, PE (Resident Engineer)

Company: Colorado Department of Transportation (CDOT)

Mailing Address: 18500 E. Colfax Ave. Aurora, CO 80011

Phone Number(s): 303-746-8639

Email Address: nyssa.beach@state.co.us

Ownership Status (check one):

Owner Under Purchasing Contract Considering Purchasing/Leasing Tenant

PROJECT MANAGEMENT TEAM

Please list all applicable:

Project Manager (Primary point of contact):

- **Name:** Jiovanna Toppi, PE
- **Firm:** CDOT
- **Email Address:** jiovanna.toppi@state.co.us

Planner:

- **Name:** Brian Saller (Capital Infrastructure Project Manager)
- **Firm:** Division of Transit and Rail (DTR)
- **Email Address:** brian.saller@state.co.us

Architect:

- **Name:**
- **Firm:**
- **Email Address:**

Landscape Architect:

- **Name:** Susie Hagie
- **Firm:** CDOT
- **Email Address:** susie.hagie@state.co.us

Engineer:

- **Name:** David Woolfall, PE (Designer/Consultant Project Manager)
- **Firm:** RS&H
- **Email Address:** david.woolfall@rsandh.com

Surveyor:

- **Name:** Shannon Hart
- **Firm:** CDOT
- **Email Address:** Shannon.hart@state.co.us

Other (include additional parties as needed):

- **Name:** Telecia McCline, PE (Program Engineer)
- **Firm:** CDOT
- **Email Address:** telecia.mccline@state.co.us

APPLICATION DISCLOSURES

Please read each disclosure and sign below:

- I acknowledge it is my responsibility to review the development review process and to understand how this process and estimated timelines may impact my project scheduling. I further acknowledge that no application for development shall be approved by the City until all existing zoning and/or property maintenance violations are resolved. All questions regarding development review timing should be directed to Planning Division staff.
- I acknowledge it is my responsibility to consult all applicable City codes, design guidelines & standards, and applicable planning documents, as provided by staff, when preparing my application materials. City staff is available to assist me in understanding and interpreting these documents.
- I acknowledge it is my obligation to provide all minimum and requested application materials to Planning Division staff to support the review and processing of my application. I further acknowledge that failure to respond to staff requests for such information and/or failure to provide complete application materials and responses may delay the processing of my application.
- I acknowledge that Planning Division approval of this application, to include Planning Commission and/or City Council recommendations and approvals (as may be required by code), is required before I can acquire a building and/or grading permit for this project.
- I acknowledge that any application materials submitted to the City of Lone Tree are subject to the Colorado Open Records Act (CORA) and may be made publicly available on the City's webpage as part of the public referral process for development applications.

- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

Applicant Signature:  **Date:** 8/28/2024
Name (Printed): Nyssa Beach
Title: Region 1 South Program Resident Engineer **Company:** Colorado Department of Transportation

LANDOWNER(S) AUTHORIZATION

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I/We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.

Property Owner Signature:  **Date:** 8/28/24
Name (Printed): Nyssa Beach
Title: Region 1 South Program Resident Engineer **Company:** Colorado Department of Transportation

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

- Individual
- Corporation
- State of Incorporation:
- Limited Liability Company
- Partnership
- Other (describe): See provided Final CDOT ROW Plans for the full details of the project's land ownership.

INSERT NOTARY BLOCK OR FILL IN:

State of Colorado

County of Jefferson

This record was acknowledged before me on August 28, 20 24

by Nyssa J Beach as Resident engineer of

Colorado Department of Transportation
(name of party/entity on behalf of whom record was executed)

_____ of _____
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a _____ corporation, on behalf of the corporation.
(state or place of incorporation)

[Signature]
(Notary's official signature)

Notary Public
(Title of office)

07/20/2026
(Commission Expiration)

